Karen Johnson Davidson County
Batch# 950394 DEEDQC
12/12/2022 12:22:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221212-0128904

Prepared by:
Gordon Law Group, PLC
105 Westpark Drive, Ste. 350
Brentwood, TN 37027

STATE OF _____
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $1.

Affiant

Subscribed and sworn to before me, this 13 day of November, 2022.

Notary Public

All attached for notary certification

Address of New Owner:	Send Tax Bills to:	Map & Parcel No.
Chung Family Trust 1796 Lakehurst Drive Nashville, TN 37206	Same	083-10-0-459.00

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I Edgar Chung and I Sophia Chung (each a "Grantor" and together the "Grantors"), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto Edgar Chung and Sophia Chung, as Co-Trustees of the Chung Family Trust, dated February 03, 2022 ("Grantee"), right, title, and interest in and to the following real property, located in Davidson County, State of Tennessee to-wit:

Land in Davidson County, Tennessee, being Lot(s) 2 , as shown on the map entitled Final Plat Subdivision of Part of Lots 88 & 89, Plan of Lockeland, of record in Instrument No. 20120301-0018225, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Edgar Chung and Sophia Chung, husband and wife, from Matthew R. Yriart, unmarried, of record in Instrument No. 20201109-0131077, dated November 9, 2020, said Register's Office.

This is improved property known as 1796 Lakehurst Drive, Nashville TN 37206.

This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14 day of November, 2022.

Sophia Chung
Grantor

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sophia Chung, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2022.

see attached for California notary certificate

_____
NOTARY PUBLIC
My Commission Expires _____

Edgar Chung
Grantor

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edgar Chung, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

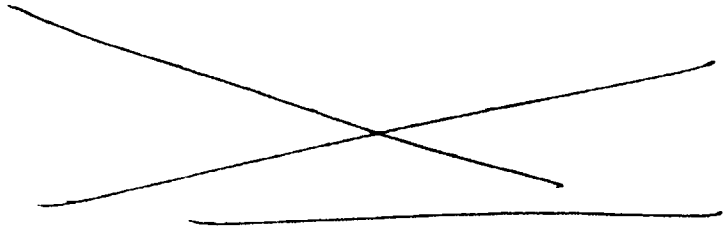
Witness my hand and official seal, this the _____ day of _____, 2022.

see attached for California notary certificate

_____
NOTARY PUBLIC
My Commission Expires _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)



Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California

County of Santa Clara

Subscribed and sworn to (or affirmed) before me

on this 23 day of November, 20 22
by Date Month Year

(1) Sophia Chung

(and (2) _____).
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ANJU PAUL
Notary Public - California
Santa Clara County
Commission # 2315286
My Comm. Expires Jan 7, 2024

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: November 23, 2022 Number of Pages: —

Signer(s) Other Than Named Above: No other signers

©2019 National Notary Association

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara }

On November 14, 2022 before me, Anju Paul, notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Sophia Chung
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ANJU PAUL
Notary Public - California
Santa Clara County
Commission # 2315286
My Comm. Expires Jan 7, 2024

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit Claim Deed
Document Date: November 14, 2022 Number of Pages: —
Signer(s) Other Than Named Above: No other Signers

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara }

On November 14, 2022 (Date) before me, Anju Paul, notary Public (Here Insert Name and Title of the Officer)

personally appeared Edgar Chung (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ANJU PAUL
Notary Public - California
Santa Clara County
Commission # 2315286
My Comm. Expires Jan 7, 2024

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit Claim Deed
Document Date: November 14, 2022 Number of Pages: —
Signer(s) Other Than Named Above: No other signers

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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Certificate of Authenticity

I, David Steine, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/7/2022.

Date

Affiant Signature

12/7/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of December, 2022.

Notary's Signature

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)